

# Appendix B – CPA Project Application Proposal

[CPC Use Only]	Date Received: 2/27/2025	Received By: Michael Moore	Assigned CPC #: 2026- 11
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This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

## 1-A Applicant Information

Last Name: Pollock	First Name: Joshua
Organization(s)(as appropriate) Groton-Dunstable Youth Baseball League	

1-B Regional Project? YES  NO  If YES, Town/Organization:

2 Submission Date: 2/27/2025 (Most recently 1/15/25)

## 3 Applicant Address

Street: PO Box 44	City: Groton	State: MA	Zip: 01450
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4 Phone: 978.808.4015 Email: gdbaseballleague@gmail.com

## 5 CPA Purpose (Check all that apply)

Affordable Housing: <input type="checkbox"/>	Community Housing: <input type="checkbox"/>	Historic Preservation: <input type="checkbox"/>
Open Space: <input type="checkbox"/>	Recreation: <input checked="" type="checkbox"/>	

As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's Registry of Historic Places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6 Town Committee or Boards Participating: Park Commission, with letter of support

7 Project Address/Property Owner's Name: Town of Groton, Cow Pond Fields, 599 Cow Pond Brook Rd

8 Project Name: 2026-11 GDYBL Cow Pond Baseball Improvements

**9 Additional Responsible Parties (If applicable)**

Role (specify)	Name	Address	Phone	Email
Property/Site Owner	Town of Groton			
Project Manager	Mike Johnson	99 Overlook Dr. Groton, MA	617.519.9345	mikejohnson35@gmail.com
Lead Architect				
Project Contractor				
Project Consultants				
Other:	Flynn Property Services	Chelmsford, MA	978.808.3406	mflynnfps@verizon.net
Other:	Turf Prep	Woburn, MA	508.494.3804	info@turfprep.com

**10 As appropriate, indicate if proposal requires:**

P&S Agreement:  Deed:  Option Agreement:  Memorandum of Understanding:   
 Other:  Describe: Park Commission written consent to perform work

**11-A** Assessor Info (Map/Block/Lot ID(s)): Block 40, AxisGIS: ID 4850, Mapsheet 248, Parcel 248-40, GIS #F\_654887\_3051923

**11-B** Tax Classification Type:

**12 Permits required:**

Zoning:  Historic Preservation:  Other:  Building permit for dugouts

**13** Historic Commission Approval Signoff (When Required): \_\_\_\_\_ Date: \_\_\_\_\_

**14-A** Project Cost: \$ **84,330** Estimate:  Professional Quote:

**14-B** Requested from CPC: \$ **84,330** **14-C** Committed from OTHER Source: \$ \_\_\_\_\_

If applicable:

Annual Anticipated Total Income: \$
Annual Anticipated Total Expense: \$
Anticipated Net Income (Loss): \$
Name of Estimator/Company:

15 CCP Objectives - Use CODES from Section 5 to indicate all that apply

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16 Project Timelines

Proposed State Date: 01 August 2025	Projected Complete Date: 30 June 2026
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17

Estimated Delivery Date of Completion Report to CPC: 30 June 2026
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18 Project Description and Explanation (Attach Additional Sheets as Needed)

See attached project description

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19 Feasibility

N/A
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20 List of Attachments

"Requested Documentation" including: Vendor quotes and estimates for work requested, \$ previously spent in recent years on fields at Cow Pond, and current quotes for materials for the care and maintenance of those fields
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## 21 Additional Information

Mike Johnson of GDYBL will be Project Manager on this CPA-related project. He will have primary oversight and GDYBL President Josh Pollock will be secondary. Both have significant project management experience in their current careers. Mike will provide at least monthly updates to the CPC, or as needed during the slower winter months. He will take photos of work in progress and share with the CPC. If his physical presence is not needed he will send updates to Katie Berry.

## 22 Management Plan

## 23 Signature

Applicant Signature: <i>Joshua Pollock</i>	Date: <i>2/27/2025</i>
Co-Applicant Signature:	Date:
Co-Applicant Signature:	Date:



## **PROJECT DESCRIPTION: 2026-11 GDYBL Cow Pond Baseball Improvements**

### **INTRODUCTION:**

This project would benefit the Town of Groton as an improved recreation facility for the children who play baseball here. CPA funds for the below purpose would rehabilitate the current baseball infrastructure and preserve or even improve the state of play for these children.

Approximately 440 children play baseball each year via the Groton-Dunstable Youth Baseball League (GDYBL), and 97% of them play at Cow Pond Brook Road's fields. Their parents, siblings, family, and friends attend their games too, and of course visiting players, coaches, and families. Players range from 3-18 years of age and on average play across >40 teams. During a typical year, teams will play 328 games from Spring through Fall, plus an additional 1-2 practices per week per team. While some other town's leagues are declining or even combining, GDYBL is growing.

There are 4 baseball fields at the Cow Pond Brook Baseball complex. Over the years visiting coaches and parents regularly have complimented GD Youth Baseball members on the conditions and setup of the 4 fields at Cow Pond. Our league takes pride in our fields, and our volunteer Board, coaches, and parents are responsible for the majority of their upkeep. Annually we spend approximately 580 volunteer hours maintaining our fields. Groton-Dunstable Youth Baseball League invests approximately \$15,000 per year in the care and feeding of these fields, and some years has spent over \$30,000 when new capital equipment has been installed, such as a new scoreboard in 2023 on field #2. But our league has limited means. Our registration fees have been lower than other sports and our cost structure is higher because we need to maintain the fields every week. Therefore, we are asking the CPC for much needed funds for the purpose of restoring our recreational infrastructure for the next generation of players.

#### **1. REMODEL (8) DUGOUTS:**

The GD Youth Baseball League (GDYBL) would like to remodel the current dugouts with slightly larger and longer traditional dugouts with concrete floor, new support timbers and roofs, and new larger aluminum benches. We estimate the total cost of this work to be approximately \$47,200. Design would be very similar to the new Girl's Softball dugouts at the High School (see attached pictures), but we would use donated labor from the Boy Scouts.

#### **2. REMODEL (4) BATTING CAGES:**

GD Youth Baseball would like to remodel each of the 4 batting cages, replacing the natural grass and dirt with base layers. NOTE: synthetic turf and netting are NOT a part of this CPA application.

There are four (4) batting cages at Cow Pond baseball fields, grouped as 2 sets of 2 conjoined. The batting cages are used to practice batting before games and at practices, as well as during occasionally run clinics. One set is located in between fields #1 and #4, and the other set is located to the left of Field #3. Each set of 2 batting cages is approximately 1680 sq. ft.; one is therefore approximately 840 sq. ft. (approx 60' X 14'). The cages are rectangular and made of galvanized aluminum chain link fence, with sides, ends, roof/top, and 1 side door for each cage (4). Weather resistant netting hangs from the tops of each cage to deflect hit balls (for safety) (request for funds for netting is NOT included in this application). The ground surface of each is

dirt/grass, some with a small synthetic patch of material at one end with a Home Plate for the batter, and some badly worn synthetic turf in between each set of conjoined cages.

Their galvanized aluminum fencing material is in very good shape and does not need to be replaced or repaired. But the ground surfaces have outlived their useful life (see attached pictures). The synthetic material has disintegrated, the grass has worn away, the dirt/soil has become worn with large lumps and gulleys. After it rains there are large puddles of mud that make it difficult to pitch or bat when weather clears. And because the cages have natural grass, weeds are a constant around the perimeter and in between the cages. Weed trimming is difficult because chain link breaks the lines of line trimmers. The poor conditions of the batting cages sometimes deter the use of them.

Project would entail:

- Excavating and removing dirt/grass to compactible subsoil (estimated 6-8"); removed sod/soil would be disposed in town compost pile at no cost (cost below does not include private disposal)
- Leveling the area with compacted graded base
- Install of (1) Home Plate in each batting cage (total of 4)

Our league received an estimate (see attached) in Summer 2024 that included turf installation for \$15,865.00 per set of (2) batting cages, for a total cost of **\$31,730** for the (4).

### **3. REBUILD PITCHING MOUNDS:**

An additional need is to rebuild the pitching mounds on all 4 fields (see attached pictures). This needs to be done about every 4-6 years depending on weather and care and it has been 8 years now. They are made of special soils and clay and work is performed by companies that specialize in this. Over time they degrade and flatten out, and eventually cannot hold the baseball rubber that pitchers push off of. Based on estimates that other towns in our league have received, we estimated the cost for this would be approximately **\$5,400**.

**The total estimated cost for all of the above including dugouts, batting cages, pitching mounds, and field materials is \$**

**For #2 and #3 (Batting Cages, Rebuilding Mounds)** the major steps are:

- Select vendor
- Order service or materials and schedule date
- Supervise work or delivery
  - Batting Cages work will be scheduled for Fall 2025 when least used
  - Rebuilding mounds will be scheduled for April 2026 before Spring season
  - Delivery of materials will be scheduled for April 2026 before Spring season

The GDYBL Board would have direct oversight with Mike Johnson as Project Manager. If there are problems they will be escalated to GDYBL President Josh Pollock. To keep the project on track, there will be bi-weekly meetings and monthly report-outs to the GDYBL Board. GDYBL plans updates the CPC regularly by Mike Johnson. If for any reason the above projects costs end up exceeding CPA funds, GDYBL will cover the difference via a fundraiser it is planning in 2025.

**For Step #1, the Dugouts,** we will have a more in-depth project plan. Major steps for the project will include but are not limited to:

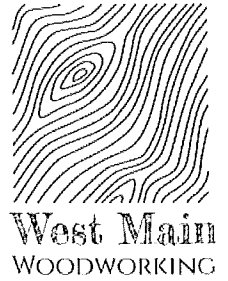
- Scope all materials needed (wood, shingles, cement block,
- Obtain secondary estimates from vendors
- Select vendors
- Order service and materials and schedule date for
- Coordinate Boy Scouts contribution to dugouts via Don Black
- Supervise work and delivery of materials
  - CP1 and CP3 dugouts will be scheduled for Fall 2025
  - CP2 and CP4 dugouts will be scheduled for either Fall 2025 or April of 2026 depending on advice from possible vendors

(FYI we have just started talking to Nashoba Technical HS about offering them the opportunity to build dugouts at CP2 and CP4 as part of their curriculum. If that occurs it will significantly defray costs of CP2 and CP4 dugouts). If they cannot assist we will engage another vendor.

The GDYBL Board would have direct oversight with Mike Johnson as Project Manager. If there are problems they will be escalated to GDYBL President Josh Pollock. To keep the project on track, there will be weekly meetings and bi-weekly report-outs to the GDYBL Board. GDYBL plans to update to the CPC regularly by Mike Johnson. If for any reason the above projects costs end up exceeding CPA funds, GDYBL will cover the difference via a fundraiser it is planning in 2025. If the Fall 2025 timeline isn't within reach for any reason, April 2025 is a Fallback date for work. All work must be completed by May 1 2026 for the beginning of the Spring season.

**West Main Woodworking**

366 W Main St  
Groton, MA 01450 US  
info@westmainwoodworking.com  
www.westmainwoodworking.com



Estimate

ADDRESS  
Groton-Dunstable Youth Baseball  
P.O. Box 44  
Groton, MA 01450

SHIP TO  
Groton-Dunstable Youth Baseball  
P.O. Box 44  
Groton, MA 01450

ESTIMATE 1010  
DATE 02/18/2025

DATE	QTY	PRICE	AMOUNT
Custom Baseball Dugouts To Furnish and Install the following:	8	5,900.00	47,200.00

Baseball dugout structures at Cow Pond Baseball Fields.

- To include:
- 30' x 8' with poured concrete floor.
  - CMU block knee wall on sides and rear wall with full fence coverage facing the field (existing)
  - Open construction design with 6x6 posts supporting typical roof framing and an asphalt shingle roof
  - Roof shingles to be 25-year architectural shingle
  - All construction to meet local building code. Permitting included.

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SUBTOTAL	47,200.00
TAX	0.00
<b>TOTAL</b>	<b>\$47,200.00</b>

Accepted By

Accepted Date



# PROPOSAL

8 PARLEE ROAD  
 CHELMSFORD, MA 01824  
 978-201-4446  
 CHRIS@NESPORTSTURF.COM

**CUSTOMER:**

**DATE:** 2/20/2025

**TO:**  
 Groton/Dunstable Little League  
 Groton, MA

## DESCRIPTION OF SERVICES:

SERVICE:	DATE OF SERVICE	QUANTITY	TOTAL OF LINE:
BASEBALL FIELDS: REBUILD PITCHERS MOUNDS AT COW POND FIELDS. ALL MOUNDS WILL BE EDGED, TOP LAYER OF CLAY REMOVED, NEW RUBBERS INSTALLED AT PROPER HEIGHTS, BAGGED MOUND CLAY INSTALLED AND TOPPED WITH NATIVE INFIELD MIX.	10/2025	4	\$1350.00
NOTE: CUSTOMER TO PROVIDE 5-8 TONS OF INFIELD CLAY MIX			
<b>TOTAL:</b>			<b>\$5,400.00</b>

**THANK YOU FOR YOUR CONTINUED BUSINESS**



Flynn Property Services  
 582 Lowell Rd.  
 Groton, MA 01450

# Estimate

Date	Estimate #
7/1/2024	211244

Name / Address
Town of Groton Baseball Attn: Rob Foley Groton Town Hall

			Project
Description	Qty	Cost	Total
Renovate Batting cage (Closest to landfill) #1 -Excavate and remove sod/loam to compactible subsoil (estimated 4-6"); removed sod/soil to be disposed in town compost pile; Area to be leveled with compacted graded base; Standard grade outdoor rated synthetic turf rolls installed. Approx. 1680 sq. ft.		15,865.00	15,865.00
Please feel free to call us with any questions, updates, changes, or to schedule work to be done.		<b>Total</b>	\$15,865.00



# 2023 GD Youth Baseball League Field Maintenance People Hours

## GD Youth Baseball Field Maintenance

30 Weeks Annually April 01 - Oct 31

Field	Maintenance	Frequency	Hours
Cow Pond Field 1 -4	Cut infield grass to maintain baseball height (2.5")	2-3x Weekly (1 hr ea) (Tues, Thurs, Sat)	90
	Trim Fence lines, sheds, rocks, poles, etc.	4 hours/ every 2-3 weeks...less in summer	40
	Rake & Drag the Field	Done after every Practice & Game...3 people 10 mins each time	50
	Spring Re-conditioning/Season prep...nail drag, level, roll, rake	1x Year..4-5 hrs. per field	20
	Paint foul lines in outfield grass	Every 2 weeks 2 hrs each time	30
	Re-level sliding areas (all bases and home plate)	4x year 8 hrs ea. time (2x's Spring, Summer, Fall)\	32
	Sod cut baselines, infield diamond and infield arcs	2x year 30-35 hrs. Each time	60
	Post Rain maintenance (Nail drag infields, rake)	45-60 min per field as needed (Avg. 10 times)	40
	Trash removal	1x weekly 1 hr each time	30
	Pot hole repair entrance roadway	2-3x annually 1 hr each time.	3
	Grass/weed removal infields	1x week 2 hrs to complete	60
Cow Pond Batting Cages 1 & 2	Cut Grass & Trim	1x Bi-Weekly (1 hrs ea)	15
Town Field Large	Rake infields, remove weeds/grass, remove trash	1x weekly 1.5 hrs each time	45
Sawyer Field (Town field Small)	Rake infields, remove weeds/grass, remove trash	1x weekly 1.5 hrs each time	45
Sgt Woitowicz Field			
<b>TOTAL PEOPLE HOURS (conservative estimate)</b>			<b>560</b>

560 hours \* \$15/hour (2024 MA minimum wage) = \$8,400 estimated labor



# 2023 GDYBL Equipment, Materials, & Capital Expenses

## 2023 GD Youth Baseball Equipment, Materials, Labor, & Capital Improvements

Equipment & Supplies	Cost	Frequency
Rakes, drag mats, shovels, and hand tools	\$1,154.74	
Field Conditioner	\$5,355.21	
Game Saver (to dry the field)	\$833.72	
Bases, Anchors, and pitching rubbers	\$3,194.68	
Equipment Maintenance (Gator, Gas, etc.)	\$527.52	
Paint	\$30.64	
Line Chalk	\$1,273.33	
Shed maintenance	\$903.09	
<b>Total Cost Field Equipment &amp; Materials</b>	<b>\$13,272.93</b>	

Capital Improvement: Scoreboard on CP2 + installation + electrical      **\$15,395.00** (\$7403 for sign + \$4858 install + \$3133 electrician)

Donated free labor for field maintenance      **\$8,400.00** (conservative) 560 people hours \* \$15/hour

**TOTAL EQUIPMENT, MATERIALS, MAINTENANCE, AND CAPITAL IMPROVEMENTS      \$37,067.93**



# INVOICE

CHRIS FILADORO  
 8 PARLEE ROAD  
 CHELMSFORD, MA 01824  
 978-201-4446  
 CHRIS@NESPORTSTURF.COM

## CUSTOMER:

Invoice # 1556

TO: **DATE: 9/18/2024** 88  
 Groton/Dunstable Little League

Groton, MA

## DESCRIPTION OF SERVICES:

SERVICE:	DATE OF SERVICE	QUANTITY	TOTAL OF LINE:
BASEBALL FIELDS 60/70 AND 60: CUT OUT ALL VEGETATION FROM THE CLAY AREAS, RE-ALIGN ALL BASELINES, HOME PLATE, OUTFIELD ARC, AND ALL BASE AREAS. EDGE THE PITCHERS MOUND. GRADE ALL CLAY AREAS. ANY AND ALL DEBRIS IS TO BE REMOVED ON SITE.	9/15/2024	4	\$4,800.00
NOTE: THERE ARE SEVERAL LIPS THAT SHOULD BE REMOVED IN THE NEAR FUTURE.			
TOTAL:			\$4,800.00

**THANK YOU FOR YOUR CONTINUED BUSINESS**

# Sales Invoice



Hudson MA #630  
 570 Main St  
 Hudson, MA 01749-3027  
 W: (978)562-6988

**Sold To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 319 Cow Pond Brook Rd  
 Groton, MA 01450-1588  
 W: (781)888-9911

Ordered	Order#	PO#	Invoiced	Invoice#
04/13/2023	128624044-001		04/19/2023	128624044-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
01/14/2025	04/19/2023 Any time	Branch Dispatch	Nick Kiernan	Ivan

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response  
 Assistance, call: CHEMTREC  
 Day or Night- 1 (800) 424-9300

[128624044-001Barcode]

**Special Instructions:**

Field located further up on left bear left, deliver on Tuesday but if raining please schedule Wednesday. Driver will need to call Nick in advance (978)-460-7771. Locations will be marked where to drop pallets.

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	BFEL5040P	Turface Pro League Elite Natural Infield Conditioner 50 lb. Bag <i>Item Note:</i>	200	200	0	0	20.500 / EA	4100.00
2	863472	Guide Line Athletic Field Marker Chalk White 50 lb. <i>Item Note:</i>	56	56	0	0	7.000 / EA	392.00
3	BFQD5026P	Turface Quick Dry 50 lb. <i>Item Note:</i>	12	12	0	0	28.036 / BG	336.43

Subtotal: \$4828.43  
 Sales Tax: \$301.78  
 Freight: \$225.00  
 Total: \$5355.21  
 Total Payment: \$5355.21  
 Amount Due: \$0.00

PAYMENT: Visa \$5355.21  
 Acct#: \*\*\*\*\*9801  
 Auth# 351534

*Delivery*

**CUSTOMER SIGNATURE:**

SiteOne Landscape Supply warrants that all products conform to the description on the label. Because conditions of use, which are of critical importance are beyond our control, seller makes no warranty, expressed or implied, concerning the use of these products. No employee of the company is authorized to make any warranty or representation, expressed or implied, concerning our products. Always follow directions and carefully observe all precautions on the label or manufacturer's instructions. Products used contrary to directions may cause serious plant or personal injury. Buyer assumes all risk of use of handling whether in accordance with direction or not and accepts the products sold to them by this company on these conditions.

Note: Returns subject to 25% restock charge.



**CUSTOMER OBSESSED**

JACK MULLEN | Area Manager  
 781-572-5089 | JMullen@SiteOne.com

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QRCodeImageShowArea

# Sales Invoice



Nashua NH #676  
 456 W Hollis St  
 Nashua, NH 03062-1320  
 W: (603)882-1368

**Sold To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

For Chemical Emergency Spill, Leak,  
 Fire,  
 Exposure, or Accident Emergency  
 Response  
 Assistance, call: CHEMTREC  
 Day or Night- 1 (800) 424-9300

[129358293-001Barcode]

Ordered	Order#	PO#	Invoiced	Invoice#
05/01/2023	129358293-001		05/01/2023	129358293-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
01/14/2025		Customer Pick up	Nick Kiernan	Mason

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	BFQD5026P	Turface Quick Dry 50 lb.	25	25	0	0	28.060 / BG	701.50
2	088884	LESCO Turface Gamesaver Drying Agent Wet areas 50 lb.	5	5	0	0	28.060 / EA	140.30

Subtotal: \$841.80  
 Sales Tax: \$0.00  
 Freight: \$0.00  
 Total: \$841.80  
 Total Payment: \$841.80  
 Amount Due: \$0.00

PAYMENT: Visa \$841.80  
 Acct#: \*\*\*\*\*9801  
 Auth# 356219

*Delivery*

**CUSTOMER SIGNATURE:** \_\_\_\_\_

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Note: Returns subject to 25% restock charge.



**CUSTOMER  
 OBSESSED**

**CHRIS MCCOMB | Area Business Manager**  
 978-732-4345 | CMcComb@SiteOne.com

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# Sales Invoice



North Chelmsford MA #447  
 7B Doris Dr  
 North Chelmsford, MA 01863-1234  
 W: (978)251-7100

**Sold To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

Ordered	Order#	PO#	Invoiced	Invoice#
05/22/2023	130263051-001		05/22/2023	130263051-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
01/14/2025		Customer Pick up	Nick Kiernan	Matthew

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC Day or Night- 1 (800) 424-9300

[130263051-001Barcode]

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	20-310	DuraEdge DuraPitch Premium Mound Clay 50 lb. Bag	12	12	0	0	27.636 / EA	331.63
2	A-G3672-CK	Underhill Big Gulp UltraMax Suction Pump 36 in. x 72 in. DiScharge Tube	1	1	0	0	74.519 / EA	74.52

Subtotal: \$406.15  
 Sales Tax: \$25.38  
 Freight: \$0.00  
 Total: \$431.53  
 Total Payment: \$431.53  
 Amount Due: \$0.00

PAYMENT: Visa \$431.53  
 Acct#: \*\*\*\*\*9801

**CUSTOMER SIGNATURE:** \_\_\_\_\_

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Note: Returns subject to 25% restock charge.



**CUSTOMER OBSESSED**

**CHRIS MCCOMB | Area Business Manager**  
 978-732-4345 | CMcComb@SiteOne.com

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 Visit today at [siteone.com](http://siteone.com).

Get 5% off your first order up to \$500 off when you use promo code WELCOME at checkout.

Scan for a Brief Survey  
 QRCodeImageShowArea

# Sales Invoice



Hudson MA #630  
 570 Main St  
 Hudson, MA 01749-3027  
 W: (978)562-6988

**Sold To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

For Chemical Emergency Spill, Leak,  
 Fire,  
 Exposure, or Accident Emergency  
 Response  
 Assistance, call: CHEMTREC  
 Day or Night- 1 (800) 424-9300

[132165819-001Barcode]

Ordered	Order#	PO#	Invoiced	Invoice#
07/07/2023	132165819-001		07/07/2023	132165819-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
01/14/2025		Customer Pick up	Nick Kiernan	Steve

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	863472	Guide Line Athletic Field Marker Chalk White 50 lb.	24	24	0	0	9.616 / EA	230.78

Subtotal: \$230.78  
 Sales Tax: \$14.42  
 Freight: \$0.00  
 Total: \$245.20  
 Total Payment: \$245.20  
 Amount Due: \$0.00

PAYMENT: Visa \$245.20  
 Acct#: \*\*\*\*\*9801  
 Auth# 856912

**CUSTOMER SIGNATURE:** \_\_\_\_\_

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Note: Returns subject to 25% restock charge.



**CUSTOMER OBSESSED**

JACK MULLEN | Area Manager  
 781-572-5089 | JMullen@SiteOne.com

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 QRCodeImageShowArea



# Sales Invoice



Hudson MA #630  
 570 Main St  
 Hudson, MA 01749-3027  
 W: (978)562-6988

**Sold To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

For Chemical Emergency Spill, Leak,  
 Fire,  
 Exposure, or Accident Emergency  
 Response  
 Assistance, call: CHEMTREC  
 Day or Night- 1 (800) 424-9300

[134515861-001Barcode]

Ordered	Order#	PO#	Invoiced	Invoice#
09/14/2023	134515861-001		09/14/2023	134515861-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
01/14/2025		Customer Pick up	Nick Kiernan	Michael

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	863472	Guide Line Athletic Field Marker Chalk White 50 lb.	15	15	0	0	9.616 / EA	144.24

Subtotal: \$144.24  
 Sales Tax: \$9.02  
 Freight: \$0.00  
 Total: \$153.26  
 Total Payment: \$153.26  
 Amount Due: \$0.00

PAYMENT: Visa \$153.26  
 Acct#: \*\*\*\*\*9801  
 Auth# 872322

**CUSTOMER SIGNATURE:** \_\_\_\_\_

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Note: Returns subject to 25% restock charge.



**CUSTOMER OBSESSED**

JACK MULLEN | Area Manager  
 781-572-5089 | JMullen@SiteOne.com

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# Sales Invoice



North Chelmsford MA #447  
 7B Doris Dr  
 North Chelmsford, MA 01863-1234  
 W: (978)251-7100

**Sold To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 319 Cow Pond Brook Rd  
 Groton, MA 01450-1588  
 W: (781)888-9911

For Chemical Emergency Spill, Leak,  
 Fire,  
 Exposure, or Accident Emergency  
 Response  
 Assistance, call: CHEMTREC  
 Day or Night- 1 (800) 424-9300

[140986192-001Barcode]

Ordered	Order#	PO#	Invoiced	Invoice#
05/02/2024	140986192-001		05/03/2024	140986192-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
01/14/2025	05/03/2024 PM	Auto Dispatch	Nick Kiernan	Jack

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	863472	Guide Line Athletic Field Marker Chalk White 50 lb.	56	56	0	0	7.416 / EA	415.30

Subtotal: \$415.30  
 Sales Tax: \$25.96  
 Freight: \$0.00  
 Total: \$441.26  
 Total Payment: \$441.26  
 Amount Due: \$0.00

PAYMENT: MasterCard \$441.26  
 Auth# 022727

**CUSTOMER SIGNATURE:** \_\_\_\_\_

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Note: Returns subject to 25% restock charge.



**CUSTOMER OBSESSED**

**CHRIS MCCOMB | Area Business Manager**  
 978-732-4345 | CMcComb@SiteOne.com

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# Sales Invoice



Hudson MA #630  
 570 Main St  
 Hudson, MA 01749-3027  
 W: (978)562-6988

**Sold To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

Ordered	Order#	PO#	Invoiced	Invoice#
06/07/2024	142549133-001		06/07/2024	142549133-001

Printed	Requested for	Ship Via	Customer Contact	Sales Associate
01/14/2025		Customer Pick up	Nick Kiernan	Ivan

For Chemical Emergency Spill, Leak, Fire, Exposure, or Accident Emergency Response Assistance, call: CHEMTREC Day or Night- 1 (800) 424-9300

[142549133-001Barcode]

LN	Item #	Description	Qty Ordered	Qty Shipped	Qty Cancelled	Qty Open	Net Price	Ext. Price
1	BFGS5014P	LESCO Turface Gamesaver Drying Agent Wet areas 50 lb.	16	16	0	0	16.887 / EA	270.19

Subtotal: \$270.19  
 Sales Tax: \$16.89  
 Freight: \$0.00  
 Total: \$287.08  
 Total Payment: \$287.08  
 Amount Due: \$0.00

PAYMENT: MasterCard \$287.08  
 Auth# 020730

**CUSTOMER SIGNATURE:** \_\_\_\_\_

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Note: Returns subject to 25% restock charge.



**CUSTOMER OBSESSED**

**JACK MULLEN | Area Manager**  
 781-572-5089 | JMullen@SiteOne.com

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North Chelmsford MA #447  
 7B Doris Dr  
 North Chelmsford, MA 01863-1234  
 W: (978)251-7100

**Bid**

**Bill To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

**Ship To:**

Groton Dunstable Youth Baseball (#1574919)  
 135 Mill St  
 Groton, MA 01450-1217  
 W: (781)888-9911

Created	Quote#	Due Date	Expected Award Date	Expiration Date
01/15/2025	7414191	02/15/2025	02/15/2025	07/19/2025

Printed	Job Name	Job Description	Job Start Date
01/15/2025 15:46:38			01/15/2025

Line #	Item#	Item Desc	Qty	UOM	Unit Price	Extended Price
1	BFEL5036	Turface Pro League Elite Natural Infield Conditioner 50 lb. Bag	240	BG	18.634	4,472.16
2	delivery charge with mach	to cow pond fields	1		200.000	200.00

Total Price: \$ 4,672.16

Quoted price is for material only. Applicable sales tax will be charged when invoiced. All product and pricing information is based on the latest information available and is subject to change without notice or obligation.

Local tax may differ based on locations and local codes.

# Quotes Details

BRANCH	TO
North Chelmsford MA #447	Groton Dunstable Youth Baseball
7B Doris Dr	135 Mill St
North Chelmsford, MA 01863-1234	Groton, MA 01450-1217

QUOTE NUMBER	JOB NAME	ACCOUNT MANAGER	QUOTE WRITER	DATE SUBMITTED	EXPIRATION DATE	TOTAL	REMAINING
7431575	-	Raymond Kirby	Raymond Kirby	01/21/2025	06/13/2025	<b>\$653.41</b>	<b>\$653.41</b>

ITEM #	DESCRIPTION	QTY	UNIT PRICE	UOM	EXT. PRICE	APPROVED
863472	Guide Line Athletic Field Marker Chalk White 50 lb.	56	\$7.42	EA	\$415.30	-
BFGS5014P	LESCO Turface Gamesaver Sports Field Conditioner 50 lb-. Bag	15	\$15.87	BG	\$238.11	-

Quoted price is for material only. Applicable sales tax will be charged when invoiced. All product and pricing information is based on the latest information available and is subject to change without notice or obligation. Local tax may differ based on locations and local codes.



**TOWN OF GROTON**  
Park Commission  
Town Hall  
173 Main St

**PARK COMMISSION**  
Brian Edmonds, Chair  
Mary Jennings, Member  
Jeffrey Ohringer, Member  
Anna Eliot, CPC Representative  
Rob Foley, Member

March 10, 2025

Community Preservation Committee  
Town of Groton  
173 Main Street  
Groton, MA 01450

RE: CPA Application 2026-11

Dear CPC Members,

At its March 10, 2025 meeting, a quorum of the Park Commission voted to submit this additional letter in support of Groton Dunstable Youth Baseball ("GDYBL"), CPA Application 2026-11, to construct improvements to the baseball diamonds at the Cow Pond Brook Fields. The Park Commission states that none of the proposed work would be contradicted by the Commission's eventual plan for the area. We hope that you will favorably consider Groton Dunstable Youth Baseball's CPA application.

Very truly yours,

Brian Edmonds,  
Chair  
Groton Park Commission



**TOWN OF GROTON**  
Park Commission  
Town Hall  
173 Main St

**PARK COMMISSION**  
Vacancy, Member  
Brian Edmonds, Chair  
Mary Jennings, Member  
Jeffrey Ohringer, Member  
Anna Eliot, CPC Representative

January 7, 2025

Community Preservation Committee  
Town of Groton  
173 Main Street  
Groton, MA 01450

RE: CPA Application 2026-11

Dear CPC Members,

At its December 30, 2024 meeting, a quorum of the Park Commission voted to support Rob Foley's CPA Application on behalf of Groton Dunstable Youth Baseball, CPA Application 2026-11, to construct improvements to the baseball diamonds at the Cow Pond Brook Fields.

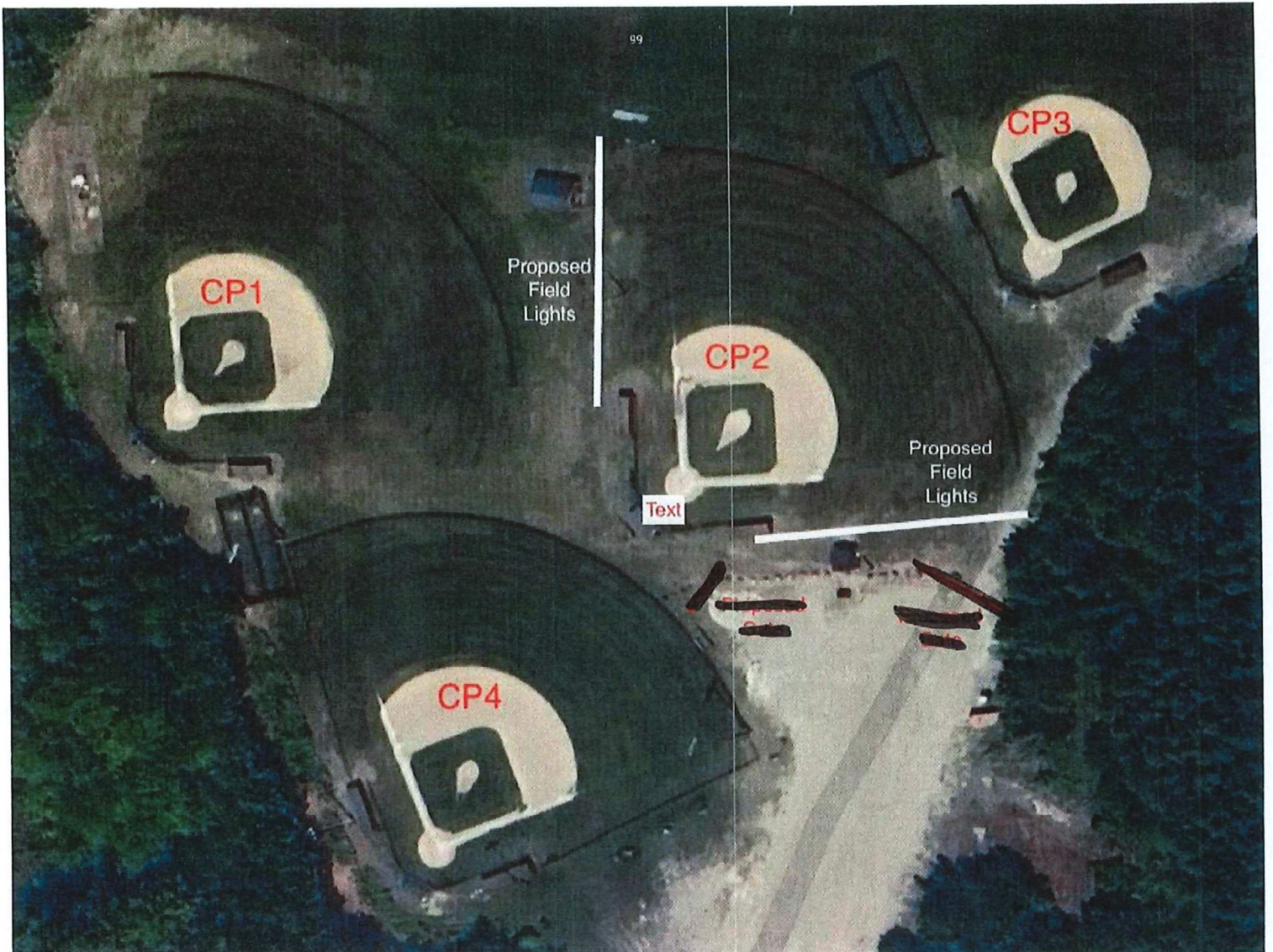
The Park Commission supports creating and improving recreational opportunities for all residents of Groton. We believe this project will help create new and improved opportunities for residents and those that come to Groton to enjoy everything that our town has to offer. We hope that you will favorably consider Groton Dunstable Youth Baseball's CPA application.

Very truly yours,

Brian Edmonds,  
Chair  
Groton Park Commission



Cow Pond Fields *aerial view*





# Town of Groton, MA



Find Property

Parcel #: 248-40

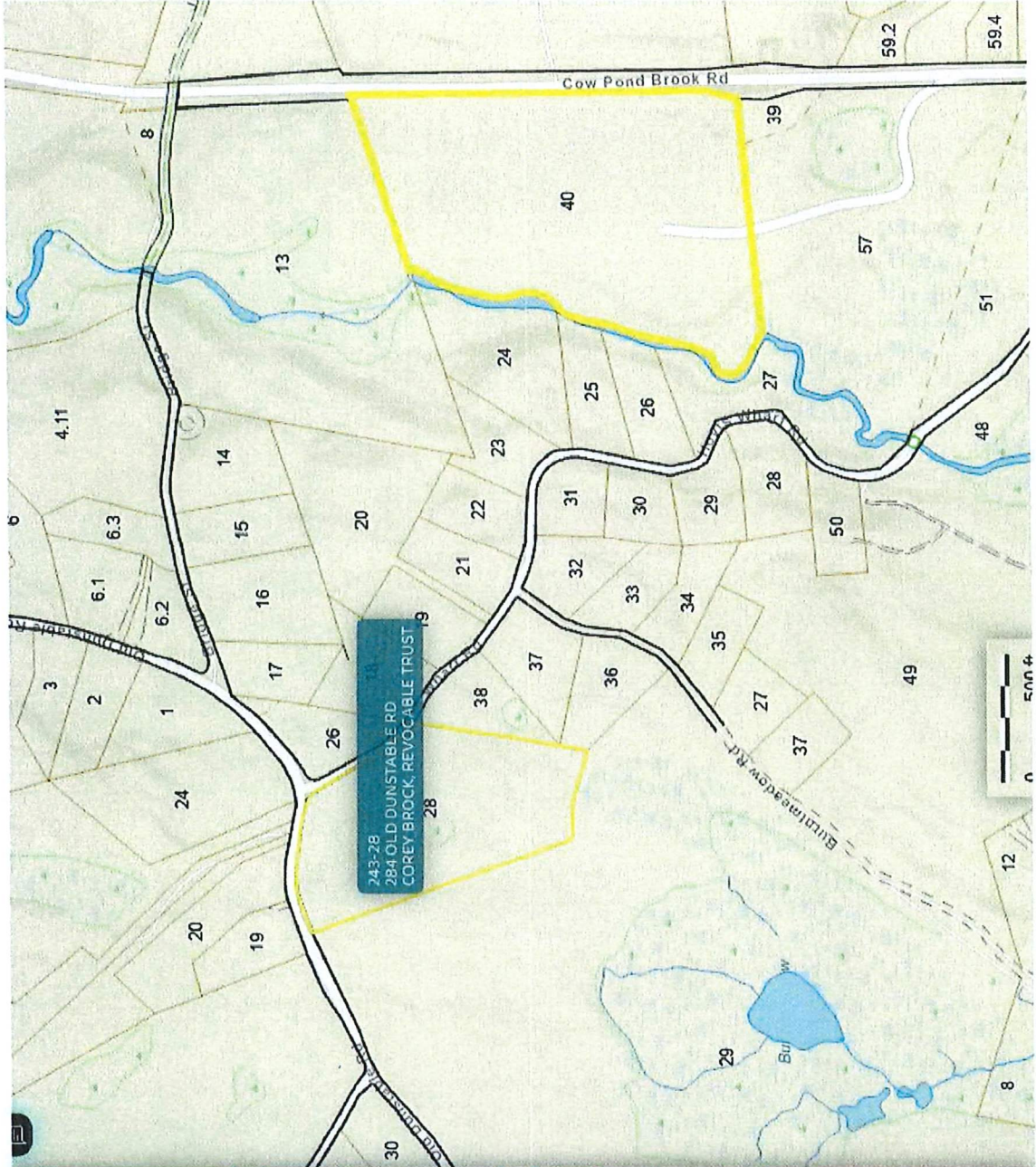


## Documents

- [CAI Property Card](#)
- [View Online Property Records](#)

## Assessment

ID	: 4850
PropertyAddress	: 599 COW POND BROOK RD
PropertyStreet	: COW POND BROOK RD
MapSheet	: 248
OwnerName	: TDWN OF GROTON, PARK
CoOwnerName	
OwnerAddress	: 173 MAIN ST
OwnerAddress2	
OwnerCity	: GROTON
OwnerState	: MA
OwnerZip	: 01450
ParcelNumber	: 248-40
GisFullNumber	: F_654887_3051973
CamafullNumber	: 248-40







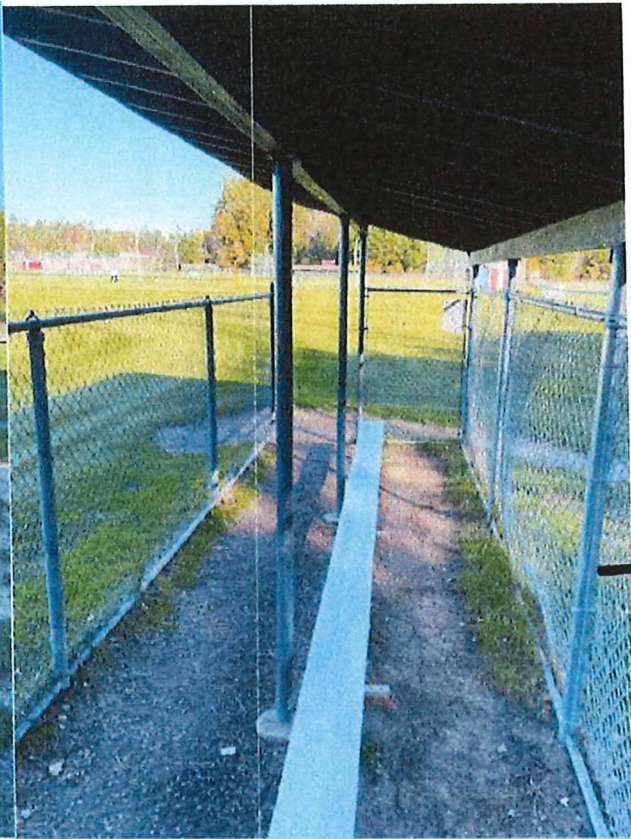
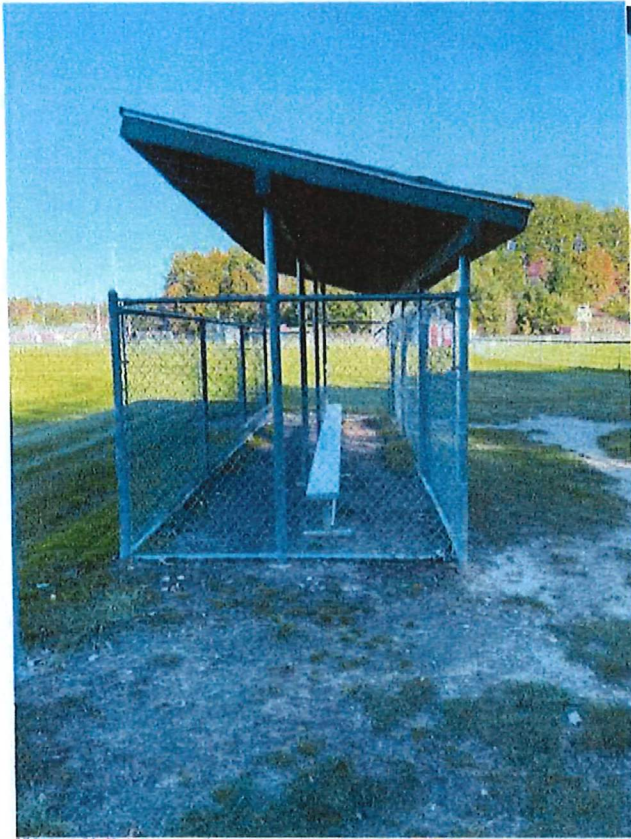
## GD HIGH SCHOOL SOFTBALL DUGOUTS:

- Designed, funded, and build by parents of softball team
- Depth is now appropriate
- ~~→ depth is now~~
- Length is now appropriate
- GD YBC WANTS TO MODEL DUGOUTS @ CP1 and CP3 ON THIS DESIGN.

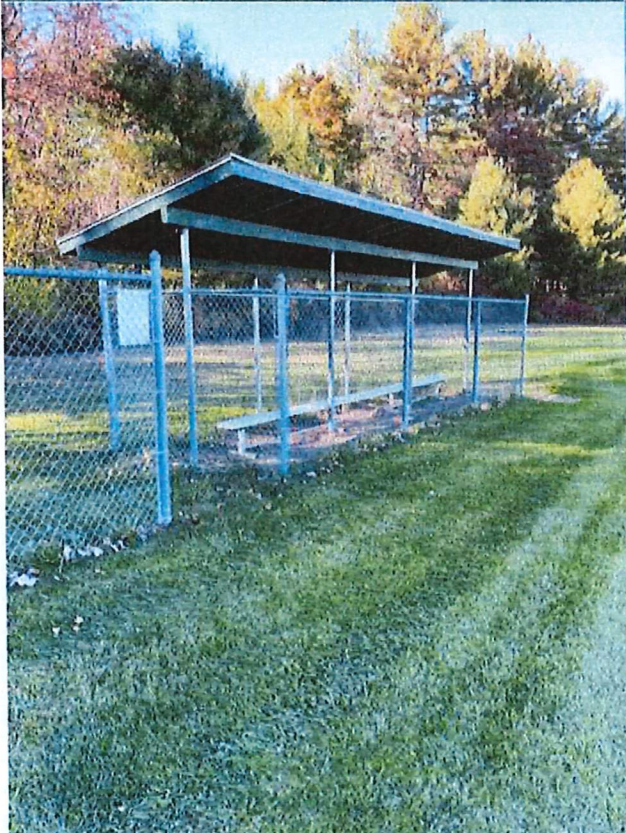


Current COW POND DUGOUTS

CP1 (Cow Pond field #1)



-narrow



- dirt/mud floor - shingles need replacing
- roof fascia rotting in a couple spots





- fascia boards
- roof shingles
- dirt (mud) floor





*Same as others*





Backstop  
Height

- Same as others
- Very low backstops



## BATTING CAGES

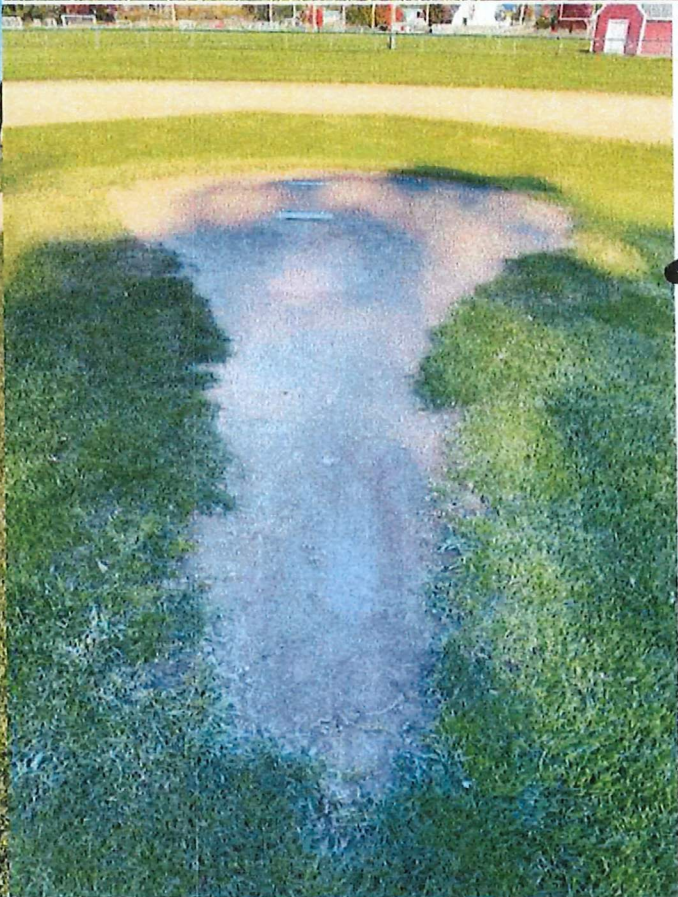
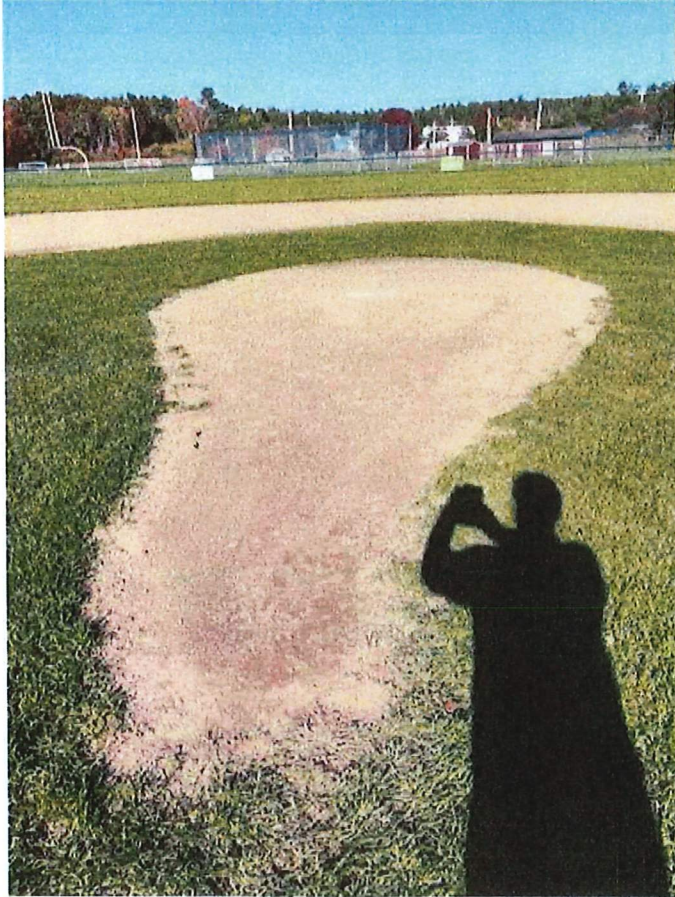
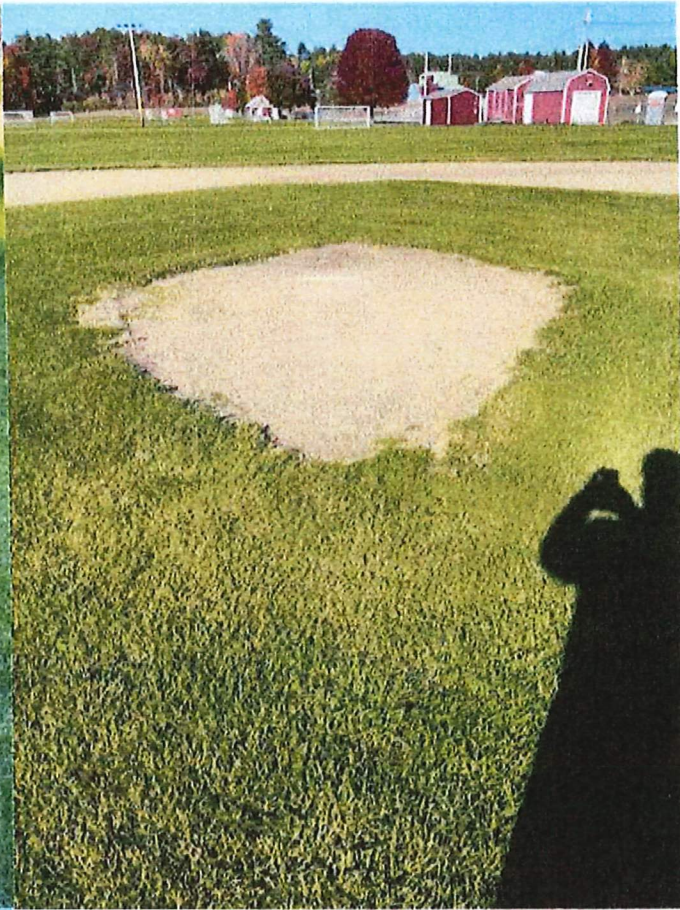
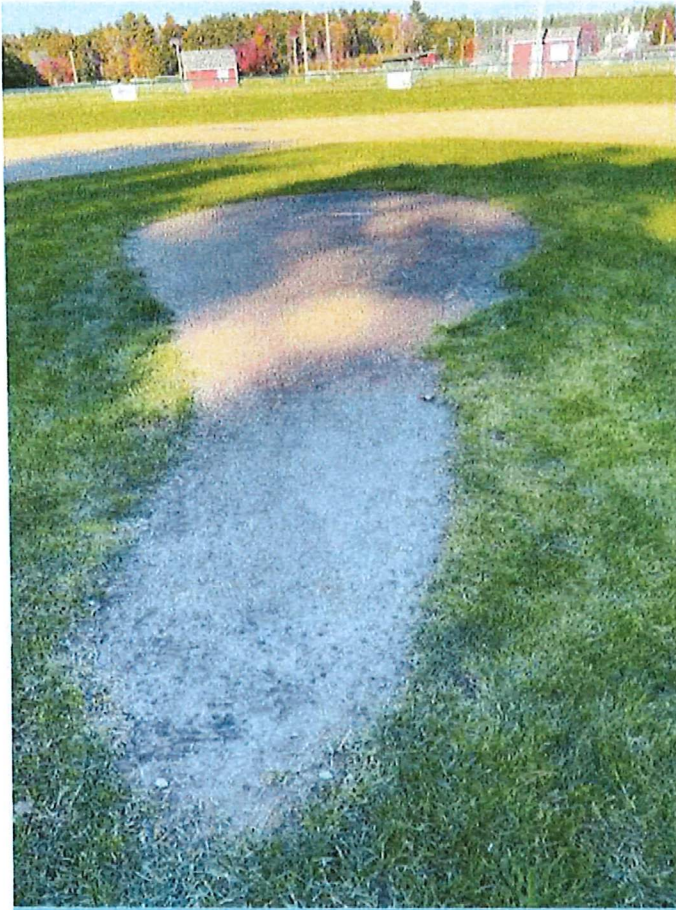


- Turf needs to be removed
- Excavation of soils
- Packed base installed
- Sod installed

There are 4 batting cages (2+2)



Mounds at each field



All  
4  
mounds  
are  
no  
longer  
elevated  
to  
needed  
heights  
All  
are  
now  
very  
flat